

JPMorgan Chase Bank, National Association

Plaintiff,

NOTICE OF FORECLOSURE SALE

v.

Case No. 15-CV-82

Philip H. Tenenbaum a/k/a Phillip H. Tenenbaum
and Susan K. Tenenbaum

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on September 22, 2017 in the amount of \$758,933.92, the Sheriff will sell the described premises at public auction as follows:

TIME: January 4, 2018 at 2:00 p.m.

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to the clerk of courts (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the clerk of courts in cash, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold 'as is' and subject to all liens and encumbrances.

PLACE: On the front steps of the Vilas County Courthouse, Eagle River.

DESCRIPTION:
See attached Legal Description

GRAY & ASSOCIATES, L.L.P.
Attorneys for Plaintiff
16345 West Glendale Drive
New Berlin, WI 53151

Please go to www.gray-law.com to obtain the bid for this sale.

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.

A parcel of land in Government Lot One (1), Section Eleven (11), Township Forty (40) North, Range Five (5) East, Lac du Flambeau Township, Vilas County, Wisconsin, more particularly described as follows:
Commencing at the meander corner where the North line of said Section 11 intersects the Easterly shore of Fence Lake, marked by a 2" iron pipe, witnessed by a 10" White Birch bearing South 2° West, 5.4 feet and an 8" Norway Pine bearing North 3° East, 6.4 feet; thence North 87° 45' East, 120.2 feet along the North line of said Section 11 to a 2" iron pipe on the Westerly right of way line of State Highway "47"; thence along said right of way line South 16° 11' East, 599.7 feet to a 2" iron pipe; and South 16° 20' East, 294.00 feet to the place of beginning, marked by a 2" iron pipe. Thence South 16° 22' 48" East, 100.06 feet along said Westerly right of way line to a 1" iron pipe; thence South 71° 41' 00" West, 243.53 feet to a 1" iron pipe near the Easterly shore of Fence Lake; thence North 19° 42' 42" West, 100.03 feet along the shore of Fence Lake to a 2" iron pipe; thence North 71° 41' 00" East, 249.49 feet to the place of beginning.

A parcel of land in Government Lot One (1), Section Eleven (11), Township Forty (40) North, Range Five (5) East, Lac du Flambeau Township, Vilas County, Wisconsin, more particularly described as follows:
Commencing at the meander corner where the North line of said Section 11 intersects the Easterly shore of Fence Lake, marked by a 2" iron pipe, witnessed by a 10" White Birch bearing South 2° West, 5.4 feet and an 8" Norway Pine bearing North 3° East, 6.4 feet; thence North 87° 45' East, 120.2 feet along the North line of said Section 11 to a 2" iron pipe on the Westerly right of way line of State Highway "47"; thence along said right of way line South 16° 11' East, 599.7 feet to a 2" iron pipe; and South 16° 20' East, 294.00 feet; and South 16° 22' 48" East, 100.06 feet to the place of beginning, marked by a 1" iron pipe. Thence continuing along said Westerly right of way line South 16° 22' 48" East, 126.91 feet to a 1" iron pipe, witnessed by a 2" iron pipe bearing South 16° East, 3.4 feet; and 42.01 feet along the arc of a curve concave Easterly, with a radius of 2971.25 feet, the chord of which bears South 16° 47' 06" East, 42.00 feet to a 1" iron pipe; thence leaving said right of way line South 71° 41' 00" West, 30.00 feet to a 1" iron pipe; thence North 18° 19' 00" West, 68.82 feet to a 1" iron pipe; thence South 71° 41' 00" West, 211.57 feet to a 1" iron pipe; thence South 75° West, 44 feet (more or less) to the Westerly shore of Fence Lake; thence again from the last mentioned iron pipe North 16° 20' 06" West, 100.06 feet along the lake to a 1" iron pipe; thence North 71° 41' 00" East, 243.53 feet to the place of beginning.

Together with a non-exclusive 15 foot wide easement for ingress and egress to State Highway "47" and for utility purposes, which 15 foot wide easement lies North of and abuts the line bearing North 71° 41' 00" East, 30.00 feet.

ALL of the above lateral lot lines extend to the lake, including all riparian rights thereto.

EXCEPT from all of the above, that portion deeded to the State of Wisconsin, Department of Transportation in Warranty Deed recorded May 14, 2012 as Document No. 503552

Tax parcel: 10-935